161.0	0002	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	846,400 / 846,400
					USE VALUE:	846,400 / 846,400
					ASSESSED:	846,400 / 846,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
148		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KITZMILLER AMRON J
Owner 2:	SHORT SARAH M
Owner 3:	
Street 1:	148 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LYONS LEONARD A & EDNA/TRS -
Owner 2:	148 HILLSIDE AVENUE TRUST -
Street 1:	148 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .285 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 1807 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12401.000	288,400	3,600	554,400	846,400
Total Card	0.285	288,400	3,600	554,400	846,400
Total Parcel	0.285	288,400	3,600	554,400	846,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.40 /Parcel: 468.40

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 107547

GIS Ref

GIS Ref

Insp Date 10/06/18

!12600!

PREVIOUS ASSESSMENT

Parcel ID 161.0-0002-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	288,400	3600	12,401.	554,400	846,400		Year end	12/23/2021
2021	101	FV	279,400	3600	12,401.	554,400	837,400		Year End Roll	12/10/2020
2020	101	FV	279,400	3600	12,401.	554,400	837,400	837,400	Year End Roll	12/18/2019
2019	101	FV	219,300	3600	12,401.	554,400	777,300	777,300	Year End Roll	1/3/2019
2018	101	FV	219,300	3600	12,401.	491,100	714,000	714,000	Year End Roll	12/20/2017
2017	101	FV	219,300	3600	12,401.	411,900	634,800	634,800	Year End Roll	1/3/2017
2016	101	FV	219,300	3600	12,401.	411,900	634,800	634,800	Year End	1/4/2016
2015	101	FV	213,700	3600	12,401.	356,400	573,700	573,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:14:12

LAST REV

Date	Time
10/12/18	10:55:29
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12600

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYONS LEONARD A	34524-99		1/8/2002		449,000	No	No		
LYONS LEONARD/E	28750-199		6/24/1998	Family	99	No	No		A

USER DEFINED

Prior Id # 1:	107547
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/11/1999	18	Add Bath	5,000					ADD 1/2 BATH

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
12/13/2008	Meas/Inspect	345	PATRIOT
4/8/2002	MLS	MM	Mary M
4/27/2000	Inspected	263	PATRIOT
11/24/1999	Measured	264	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12401		Sq. Ft.	Site		0	70.	0.64	8									554,419						554,400	

Total AC/HA:	0.28469	Total SF/SM:	12401	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	554,419	Spl Credit		Total:	554,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23107362
Const Adj.:	1.00989902
Adj $ / SQ:	161.624
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417993
Depreciation:	129578
Depreciated Total:	288415

COMMENTS

SCUTTLE+WALK-UP ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

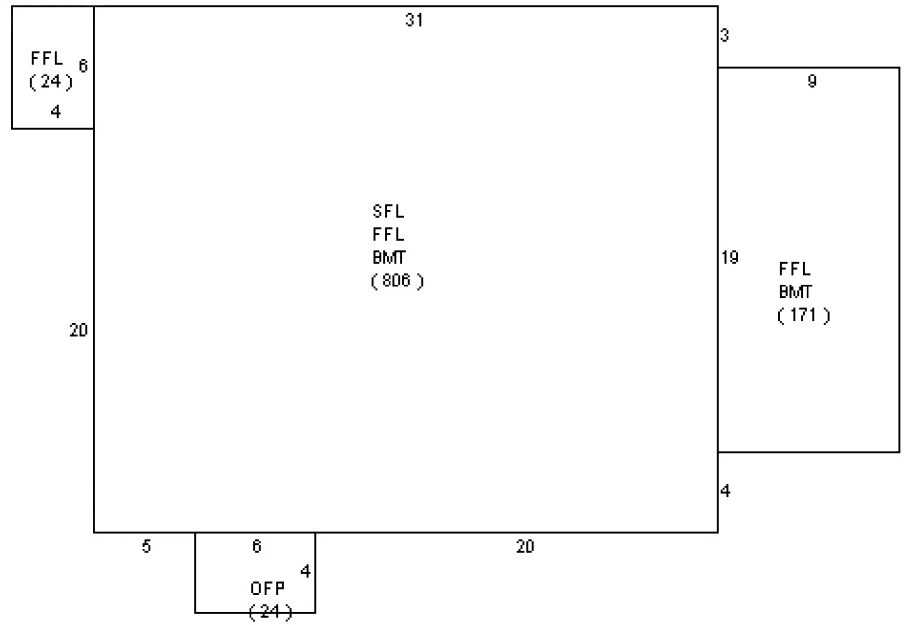
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	161.62
Special Features:	0	Val/Su Net:	102.71
Final Total:	288400	Val/Su SzAd	159.60

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,001	161.620	161,785
BMT	Basement	977	48.490	47,372
SFL	Second Floor	806	161.620	130,269
OFP	Open Porch	24	44.440	1,066

Net Sketched Area:	2,808	Total:	340,492
Size Ad	1807	Gross Area	2808	FinArea	1807
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0002-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X19	A	AV	1924	25.96	T	40	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600

IMAGE

AssessPro Patriot Properties, Inc